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To All Concerned Parties

REIT Issuer:

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### Notice regarding an additional acquisition of domestic asset (TK equity interest B of LRF3 Properties GK)

LaSalle LOGIPORT REIT (“LLR”) who has entrusted the management of its assets to LaSalle REIT Advisors K.K. (“LRA” or the “Asset Manager”), announces today that it has decided to acquire (the “Additional Acquisition”) the following additional *tokumei kumiai* equity interest of LRF3 Properties GK (the “Newly Acquired Asset” or the “TK Equity Interest”), as described below.

#### 1. Overview of the Additional Acquisition

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| (1) Newly Acquired Asset                                 | : TK Equity Interest with trust beneficiary rights investing in real estate assets (the TK Equity Interest) (Note 1) |
| (2) Asset name   | : TK Equity Interest B of LRF3 Properties GK   |
| (3) Acquisition price                                    | : 936 million yen<br>(This represents approximately 18% of the total additional TK equity B (Note 2))                |
| (4) Scheduled acquisition date                           | : December 3, 2024   |
| (5) Acquiring entity                                     | : LRF3 Properties GK (the “GK”) (Note 3)   |
| (6) Underlying real estate (Trust beneficiary interests) | : LOGIPORT Nagoya (Joint co-ownership interest of 51%) (the “Subject Property”) (Note 4)                             |
| (7) Source of acquisition funds                          | : Cash on hand   |
| (8) Broker involved                                      | : Not applicable   |

Notes:

1. The TK Equity Interest is a silent partnership equity interest pertaining to a silent partnership with the GK as the operator. For details on the TK Equity Interest, please refer to “3. Details of the Additional Acquisition / (1) Overview of the silent partnership in which the investment is made”.
2. The additional TK equity B is the TK equity B to be additionally offered by the GK upon the acquisition of the Subject Property. The same shall apply hereinafter.
3. For details about the GK, please refer to “3. Details of the Additional Acquisition / (1) Overview of the silent partnership in which the investment is made” and “3. Details of the Additional Acquisition / (3) Summary about the operator of TK Equity” below.
4. Details about the Subject Property are described in “3. Details of the Additional Acquisition / (2) Subject Property summary” below.

## 2. Reasons for the Acquisition

Given the current capital market environment, LLR has adopted an active asset management strategy that takes into account the cost of capital and the price of investment units and is pursuing optimal capital raising methods that respond to changes in the capital markets and uses of funds that contribute to increasing unitholder value. As part of this strategy, LLR has decided to make the Additional Acquisition of the TK Equity Interest in accordance with the investment targets and policies set out in the Articles of Incorporation of LLR.

The Subject Property is the largest multi-tenant logistics center in the Tokai area, and is located approximately 4.8 km from Nagoya Station, close to the center of Nagoya City, and approximately 2.8 km from Karasumori Interchange on the Nagoya Expressway Route 5 Manba Line, with excellent access to the expressway network, and in addition to being a wide-area distribution base for the Tokai area, it is also in a location that could serve as a relay base between the Tokyo metropolitan area and the Kansai area, which is highly rare.

Furthermore, flexible leasing is available from a wide range of options, from a minimum of one parcel (approximately 880 tsubo to approximately 2,460 tsubo) to a maximum of 18 parcels, and it is possible to respond to a wide range of needs. The Subject Property is designed with a “double rampway” that allows vehicles to access all plots on each floor, and is the first in the Tokai region to use a “roundabout system” and “rotary system” for truck traffic, making it a property that has been designed with functionality and safety in mind. As the Subject Property is highly competitive, we expect it to generate stable cash flow and rental income growth over the medium to long term.

In addition to the existing seven properties (Note 1), the GK plans to acquire the Subject Property in connection with LLR’s plans to invest 936 million yen (The TK Equity Interest represents approximately 18% of the total additional TK equity B) which is a part of the TK equity to be additionally offered for the acquisition of the Subject Property.

Through the Additional Acquisition, LLR will acquire the long-term preferential negotiation rights (the “**Preferential Negotiation Rights**”) to acquire the aforementioned real estate trust beneficiary interests in the trust assets, in addition to the income from the receipt of profit distributions, etc. from the GK, which are funded by rental income, etc. This will enable LLR to achieve the purpose of forming the GK, which is to secure future external growth opportunities and flexibility in the timing of fundraising, and LLR plans to consider acquiring the Subject Property at a time it deems appropriate based on the occupancy of the Subject Property and the state of the capital markets (Note 2.)

With regard to the TK Equity Interest, we have obtained an evaluation report and have examined the appropriateness of the investment. In the event that distribution income from the TK Equity Interest in the anonymous association arises, the estimated amount will be disclosed in the financial results etc.

The TK Equity Interest fall under the category of real estate-related assets, and the amount of real estate, etc. is expected to account for more than 70% of the total amount of assets under management, etc. of LLR after the Additional Acquisition. In addition, including the Additional Acquisition, LLR's higher yielding assets (total investment amount) are expected to be approximately 7.7 billion yen.

As there is no established secondary market for the TK Equity Interest, their liquidity is low, and it may be difficult to sell them at the appropriate time and price even if LLR intends to sell them. However, LLR will acquire the TK Equity Interest as part of its Excess Returns Strategy as described above and does not expect to sell the TK Equity Interest (Note 3.)

Notes:

1. Regarding the existing seven properties, please refer to the “Notice regarding an acquisition of domestic asset (TK equity interest B of LRF3 Properties GK) and refund of investments in capital in TK equity interest of LRF2 Properties GK” on February 16, 2024 and “Notice regarding an additional acquisition of domestic asset (TK equity interest B of LRF3 Properties GK) on March 15, 2024.
2. This is also the same in “2. Reasons for the Acquisition” of the “Notice regarding an acquisition of domestic asset (TK equity interest B of LRF3 Properties GK) and refund of investments in capital in TK equity interest of LRF2 Properties GK” on February 16, 2024 and “Notice regarding an additional acquisition of domestic asset (TK equity interest B of LRF3 Properties GK) on March 15, 2024.
3. When acquiring the TK Equity Interest, LLR will invest based on a comprehensive judgment, taking into consideration the portfolio investment criteria and due diligence criteria stipulated in its investment guidelines, as well as points to be considered when investing in real estate backed securities. As of today, no decision has been made by LLR to acquire the Subject Property and there is no guarantee that LLR will be able to acquire the Subject Property in the future.

### 3. Details of the Additional Acquisition

#### (1) Overview of the silent partnership in which the investment is made

Operator name	LRF3 Properties <i>Godo Kaisha</i>								
Total amount of TK Equity B	12,274 million yen (Total expected capital contribution as of November 28, 2024)								
Effective period of TK equity B agreement	Until February 16, 2029. Provided, however, if the operator’s debt is not paid off, the period will be automatically extended until the day following the day on which the debt is paid in full.								
Overview of TK equity agreement (as of December 3, 2024)	<p>The following is an overview of the TK equity agreement (Note 1)</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th colspan="2" style="text-align: center;">LRF3 Properties GK</th> </tr> </thead> <tbody> <tr> <td rowspan="4" style="text-align: center; vertical-align: middle;">Subject Trust Beneficiary Interest (Note 2) 145,777 million yen</td> <td style="text-align: center;">Non-recourse loan (senior) 83,253 million yen (Note 3)</td> </tr> <tr> <td style="text-align: center;">Non-recourse loan (mezzanine) 28,750 million yen</td> </tr> <tr> <td style="text-align: center;">TK equity A 21,500 million yen</td> </tr> <tr> <td style="text-align: center;">TK equity B 12,274 million yen (Note 4)</td> </tr> </tbody> </table> <p>Notes:</p> <ol style="list-style-type: none"> <li>1. The amounts are rounded down to the nearest unit, thus, even if the listed amounts are added, it may not match the total value.</li> <li>2. The “Subject Trust Beneficiary Interest” mainly refers to the trust beneficiary interests related to the eight properties including the Subject Property, which are the Subject Property individually or collectively.</li> <li>3. Includes consumption tax loan of 5,353 million yen.</li> <li>4. Of the total amount of the TK equity, LLR intends to acquire JPY 936 million through the Additional Acquisition, for a total of JPY 2,166 million (or approximately 18% of the total TK equity B).</li> </ol> <p>Calculation period :</p> <p>Each period runs from December 1 to the end of May and from June 1 to the end of November each year. However, the first calculation period is from the business day prior to the date of initial investment to the last day of November 2024.</p> <p>Profit and Loss Allocation :</p> <p>Investors will be allocated profits for each calculation period in proportion to their investment ratio. If a loss is incurred during each calculation period, it will be allocated in proportion to the investment ratio up to the amount of the balance of the investment in the TK equity.</p>		LRF3 Properties GK		Subject Trust Beneficiary Interest (Note 2) 145,777 million yen	Non-recourse loan (senior) 83,253 million yen (Note 3)	Non-recourse loan (mezzanine) 28,750 million yen	TK equity A 21,500 million yen	TK equity B 12,274 million yen (Note 4)
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	TK equity A 21,500 million yen								
	TK equity B 12,274 million yen (Note 4)								

Overview of the Preferential Negotiating Rights	<p>① Until the termination of the Preferential Negotiating Rights Agreement, the GK shall not sell or otherwise negotiate or engage in contractual activities for the disposition or disposal of the Subject Property or the Subject Trust Beneficiary Interest, etc. with any third party other than the Asset Manager or the preferential negotiation rights holder (i.e. a third party other than the LLR designated by LLR or the Asset Manager. The same shall apply hereinafter).</p> <p>② Neither LLR nor the GK is under any legal obligation to buy the real estate related to the Subject Property or the Subject Trust Beneficiary Interest.</p> <p>③ As conditions precent to signing a purchase and sale agreement by the preferential negotiation rights holder, LRA or the preferential rights holder will conduct its own due diligence (“DD”) comprised of an appraisal, engineering report, environmental analysis, building code compliance analysis, contractual agreements, and diligence of other agreements, and provided that it is satisfied with its DD, then and only then will it move forward.</p> <p>*As of today, no decision has been made by LLR to acquire the real estate related to the Subject Property or the Subject Trust Beneficiary Interest, and there is no guarantee that LLR will be able to acquire the real estate related to the Subject Property or the Subject Trust Beneficiary Interest in the future. LLR will make the necessary determinations after performing the necessary DD, and in accordance with LRA’s in-house regulations. Additionally, upon obtaining a preferential negotiation right, neither LLR nor LRA will pay any compensation to the contract signing party.</p>
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(2) Subject Property summary

The following table summarizes the outline of the property (hereinafter referred to as “**Individual Property List**”). Terms used in referring to such individual property list are as follows. Please refer to the individual property table together with explanation of such terms.

The outline of the Subject Property and the information described about the GK “(3) Summary about the operator of TK Equity” below on are based on information provided by the GK as of today, and for those items where dates are not specified, the information can be assumed to be based as of November 28, 2024. In the future, should LLR carry out the Additional Acquisition, certain information of the Subject Property at the time of acquisition in the future may differ from this information.

A. Explanation of classification

- “Property use” is determined by the stated type of use recorded on the main property registry.

B. Explanation of what is shown in the column listed as Summary of specified asset

- “Type of specified asset” indicates the type of trust beneficiary interest acquired by the GK at the time of the acquisition.
- “Overview of trust beneficiary interest” lists the trust establishment date, trustee, and trust expiration date at the time of acquisition of the Subject Property by the GK.
- The “Location” of the land describes the address of the site, and for those sites without one, it indicates the location of the building above (if there are multiple buildings, then one will be picked).
- The “Area” of the land is based on the description on the property registry and may not be consistent with the current situation.
- The “Usage area” of the land describes the allowable uses of the a given site based on Article 8, Paragraph 1, Item 1 of the Urban Planning Act (Law No. 100 of 1964, including subsequent revisions)
- The “Site coverage ratio” of the land is the ratio of building area of the building relative to the site area, as stipulated in Article 53 of the Building Standards Law, and it describes the upper limit to what may be built per site in accordance with the zoning in the area.
- The “Floor area ratio” of the land is the ratio of the total area of the building relative to the site area, as

stipulated in Article 52 of the Building Standards Law and it describes the upper limit of the volume allowable per zoning in accordance with urban planning in the area.

- The “ownership type” of land and building describes the type of rights held by the trustee.
  - “Presence or absence of pledged collateral” indicates whether a property is scheduled to be pledged by LLR as collateral after acquisition of an underlying asset and an overview of the collateral if such property is scheduled to be pledged as collateral.
  - “Structure / No. of floors” and “Type” of the building are based on the property registry.
  - “Completion date” of the building represents the date of completion as described in the property registry.
  - “Gross floor area” of the building is based on the property registry.
  - The “Number of tenants,” “Annual rent,” “Security deposit,” “Leased area,” “Net rentable area,” and “Occupancy rate” in the lease details are based on information provided by the GK.
  - “Property manager” is the property management company with which the trustee will enter into a property management agreement in order to manage the Subject Property.
- c. Explanation about the “Special notes” column
- Under “Special notes,” consideration is given to those aspects of the deal that may influence property rights, property utilization, safety, etc. of real estate of entrusted real estate, at the date of this press release including but not limited to the following items.
    - Major constraints or restrictions based on laws and regulations
    - Burdens or encumbrances placed on rights relationships
    - Main items such as agreements with tenants or end tenants, relating to the lease or usage status of tenants or end tenants
    - Structure that cross a boundary crossing or when there are issues with boundary confirmations, etc.

Property name		LOGIPORT Nagoya
Property use		Warehouse, Office
Type of specified asset		Joint co-ownership interest in real estate trust beneficiary interests (51%)
Overview of trust beneficiary interest	Entrustment date	December 4, 2024
	Trustee	Sumitomo Mitsui Trust Bank, Limited
	Trust maturity date	December 31, 2034
Land	Location	1 Takamichi, Iwatsuka-cho, Nakamura-ku, Nagoya-city, Aichi
	Area	157,042.27 m <sup>2</sup>
	Usage area	Semi-industrial zone
	Site coverage ratio	70% (Note 1)
	Floor area ratio	200%
	Ownership type	Ownership
Presence or absence of pledged collateral setting		A pledge will be established on the trust beneficiary interests with the pledgee being the lender of the non-recourse loan to the operator.
Appraisal value		No acquisition
Real estate appraiser		-
Building	Structure / No. of floors	①SRC aluminum-zinc alloy coated steel roofing, 4-story
		②Steel panel structure galvanized steel sheet roofing, single-story

		③Steel panel structure galvanized steel sheet roofing, single-story ④Steel panel structure galvanized steel sheet roofing, single-story
	Construction date	July, 2023
	Gross floor area	①335,449.62 m <sup>2</sup> ②1.56 m <sup>2</sup> ③1.56 m <sup>2</sup> ④1.56 m <sup>2</sup>
	Type	①Warehouse, Office ②Guard station ③Guard station ④Guard station
	Ownership type	Ownership
Lease	Number of tenants	12
	Annual rent	2,200 million yen (Note 2)
	Security deposit	537 million yen (Note 2)
	Leased area	235,855.45 m <sup>2</sup>
	Net rentable area	301,171.50 m <sup>2</sup>
	Occupancy rate	78.3%
Property manager		XYMAX TOKAI Corporation
Special notes		None

Notes:

1. The site coverage ratio was originally 60%, but due to the fireproof building in a semi-fireproof area, the ratio was eased to 70%.
2. Figures shown in the table correspond to the 51% joint co-ownership portion of the trust beneficiary interests in real property to be owned. Other than this, the above figures represent the entire site and building.

### (3) Summary about the operator of TK Equity

Name of entity	LRF3 Properties GK
Address	Within TOKYO UNITED GROUP 2-9-15 Yotsuya, Shinjuku-ku, Tokyo
Representative	Representative member : LRF3Holdings <i>Ippan Shadan Hojin</i> Person to execute duties : Takuya Ikeda
Main business	1. Acquisition, holding, management and disposal of securities and trust beneficiary rights. 2. Acquisition, holding, management and disposal of real estate. 3. Acquisition, holding and disposal of monetary claims. 4. Other incidental business related to 1. 2.3. above.
Capital	JPY 100,000 (as of November 28, 2024)
Total asset	Undisclosed (Note)
Net asset	Undisclosed (Note)
Establishment date	December 1, 2023
TK equity investors	Undisclosed (Note)
Relationship with LLR or Asset Manager	
Capital ties	LLR owns approximately 18% of the total amount of TK equity B of the GK. Except for the above, there are no significant capital relationships with LLR or LRA.
Human relationships	Nothing noteworthy

Transactional relationships	Nothing noteworthy
Related parties	Not a related to party to either LLR or LRA

Note: Not disclosed as consent for disclosure has not been obtained.

4. Outline of appraisal etc. of the Subject Property

Since an appraisal will be obtained at that point in time in the future when LRA begins consideration for acquiring the Subject Property, at present, neither LLR nor LRA have obtained an appraisal for the valuation of the Subject Property, but have obtained an valuation report from a third party with respect to the TK Equity Interest, and have examined the appropriateness of the investment based on the evaluation of the TK Equity Interest.

5. The Acquisition schedule, etc.

The Newly Acquired Asset will be acquired based on the following schedule. Full payment is scheduled to be made by the following date of the equity investment in TK equity.

November 28, 2024	Conclusion of the Additional Acquisition
December 3, 2024	Equity investment in TK equity (intended)

6. Summary about brokers

No brokers were used to conduct the Additional Acquisition.

7. Financial impacts on LLR in the event of failure to fulfill forward commitment

Not applicable.

8. Related Party Transactions

Not applicable.

9. Outlook going forward

The effect of the Additional Acquisition and the Refund upon LLR's financial earnings as of the end of the fiscal period ending in February 2025 (9/1/2024 ~ 2/28/2025) and August 2025 (3/1/2025 ~ 8/31/2025) are expected to be insignificant. Thus, there are no changes in the operational situation to LLR, relative to what was announced on October 15, 2024 as it pertains to the fiscal period ending in February 2025 and August 2025.

\* LLR's website: <https://lasalle-logiport.com/english/>

*This notice is an English translation of the Japanese announcement dated November 28, 2024. No assurance or warranties are made regarding the completeness or accuracy of this English translation. In the event of any discrepancy between this translated document and the Japanese original, the original shall prevail.*